

2 bed apartment to buy in M15

2 Hulme Hall Road, Manchester, Greater Manchester, M15 4LY

£245,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating B

Key Information

- Council Tax: Band D
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £245,000

, this bright, stylish upper-floor apartment offers 684 sq ft of well-maintained accommodation, including two bedrooms and two bathrooms. An investment opportunity only, the property is sold with a tenant in situ, generating £1,500 per month in rental income and a 7.3% gross yield.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £245,000

, this modern upper-floor apartment presents an investment opportunity, sold with a tenant in situ and providing a rental income of £1,500 per month. This equates to a gross yield of 7.3%.

Extending to 684 sq ft, the well-planned accommodation is arranged around a bright, welcoming living space, with a polished contemporary style throughout. The layout includes two bedrooms and two bathrooms, offering practical flexibility for everyday living. Both bedrooms provide versatile accommodation, while the two bathrooms add convenience for residents and visitors.

The apartment's upper-floor position contributes to a sense of privacy, and resident parking is included. Together, the considered layout, modern presentation and useful parking provision make this a compelling addition to an investment portfolio.

With a tenant already in place, the property offers an established rental income from completion, subject to the terms of the tenancy. The combination of two bedrooms, two bathrooms and a 7.3% gross yield makes this an appealing auction opportunity for investors seeking a contemporary apartment with income potential.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 992

Annual Ground Rent Amount: £250.00

Ground Rent Review Period: Year

Annual Service Charge Amount: £2,400.00

Service Charge Review Period: Year

Price: Starting Bid £245,000

Property Type: Apartment

Parking: Allocated

Year built: 2020

Construction materials: Steel frame construction

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

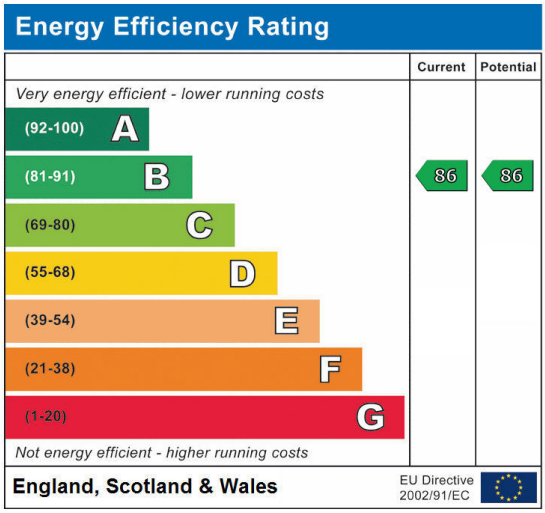
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





2 Hulme Hall Road, Manchester, Greater Manchester, M15 4LY

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.